

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

January 27, 2015

**Lease Extensions for the Children's Collective Sites in Willowbrook and Florence-Firestone**

The County of Los Angeles (County) owns the buildings housing the Willowbrook Comprehensive Child Care Center, located at 12829 South Jarvis Avenue in unincorporated Willowbrook, and the Florence-Firestone Comprehensive Child Care Center, located at 7217 South Mace Place, in unincorporated Florence-Firestone (collectively, the Centers). The Centers have been leased and operated by the Children's Collective Inc. ( the Children's Collective), a non-profit agency whose mission is to provide high-quality, comprehensive, educational, and family support services to children and their parents, who are low-to-moderate income residents.

The Children's Collective has been operating under a month-to-month tenancy at both locations since August 2014. A lease extension is necessary to provide this non-profit operator with much needed stability to continue its important mission work, which benefits the greater South Los Angeles community. The Centers are now over forty years old and have been maintained and repaired by the Children's Collective, at its

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expense, throughout the term of the current lease. However, the Children's Collective's ability to provide an efficient, effective, and safe environment for clients and staff has been compromised due to the repeated failure of its heating, ventilation, and air conditioning system (HVAC), as well as other building deficiencies. The financial burden created by these outdated systems is now impacting the Children's Collective's operating budget and may curtail its ability to deliver services to the community.

Furthermore, the terms of the lease are inconsistent with other lease structures previously approved by the Board of Supervisors (Board) to support non-profit occupancy of County facilities for public services that benefit County residents. Ultimately, it is in the County's best interest to ensure that the County-owned facilities are being maintained sufficiently in order to preserve the value of the asset.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS**, as authorized by Government Code Section 26227:

1. Find that the Willowbrook Comprehensive Child Care Center located at 12829 South Jarvis Avenue, Los Angeles, and the Florence-Firestone Comprehensive Child Care Center located at 7217 South Mace Place, Los Angeles, are not needed for Los Angeles County (County) purposes;
2. Find that the programs and services provided by the non-profit, the Children's Collective Inc., to the local community serve a social need that benefits the County and its residents;
3. Find that the issuance of a five-year gratis lease, with two five-year renewal

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options to the Children's Collective Inc. is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15301 (Existing Facilities), and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines;

4. Direct the Interim Chief Executive Officer or her designee to negotiate appropriate lease terms with the Children's Collective Inc., and instruct the Mayor to execute a gratis lease (in form approved by counsel) for an initial five-year term, with two options to renew for five-year terms with Board of Supervisors' approval required for the exercise of the renewal options;
5. Instruct the Director of Internal Services to complete a building systems assessment of the Centers, and share the recommended findings with the Chief Executive Office - Capital Projects Section, in order to create a priority list of building systems repairs or replacements, establish an ongoing building maintenance program; and identify suitable funding sources for the necessary repairs.

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